



## 4 bed cottage to buy in DH4

Dubmire Cottages, Houghton Le Spring,  
Tyne and Wear, DH4 6LF

**£269,950**

🏠 x4 🚗 x1 🏡 x1

Tenure

**Freehold**

## Property features

- ✓ Spacious Family Home
- ✓ Four Double Bedrooms
- ✓ Detached Annex
- ✓ Garage
- ✓ EPC Rating B

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*SPACIOUS FAMILY COTTAGE\*\*FOUR DOUBLE BEDROOMS\*\*MODERN DECOR THROUGHOUT\*\*DETACHED ANNEX\*\*SOUTH FACING REAR GARDEN\*\*GARAGE\*\*16 OWNED SOLAR PANELS\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this immaculately presented family cottage, which boasts four double bedrooms and a detached annex. Perfectly positioned on the desirable area of Dubmire Cottages, Houghton Le Spring, which is within close proximity of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to multiple popular schools and Rainton Meadows Nature Reserve, as well as being a short driving distance to Houghton Le Spring Town Centre, Herrington Country Park, Sunderland & Durham City Centre's.

The impressive property is spacious throughout and briefly consists:- Entrance/hallway with access to the garage, a lounge with a multi fuel burner, stylish kitchen/dining room and a spacious utility area. To the first floor lies four double bedrooms and a modern three piece bathroom, externally there is a garage to the front and a generously sized South facing garden to the rear, which also has a detached annex. This family home also benefits from gas central, 16 owned solar panels and double glazed windows throughout. The annex briefly consist of:- an open liven are with fitted kitchen, two set of French doors and a three piece bathroom.

Early viewings highly recommended to fully appreciate this rare opportunity for such a exquisite home. Please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £269,950

Property Type: Cottage

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and garage.

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## Lounge

Spacious lounge with composite vinyl wood effect flooring, a radiator and a double glazed front aspect bay window with a seated area. The lounge also benefits a multi fuel burner with a feature wooden beam and tiled surround.



## Kitchen/Dining Room

4.12m x 5.60m (13'6" x 18'4")

Stunning kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and an integrated breakfast bar, a Belfast sink, an integrated dishwasher and a Range oven with 5 burner gas hob. Luxury vinyl tile flooring, matching up-stands, a radiator, double glazed window and French doors leading to the rear garden.



## Utility Area

2.22m x 3.63m (7'3" x 11'10")

The utility has a range of base units with contrasting worksurfaces and plumbing for a washing machine. Vinyl flooring, a radiator, double glazed rear aspect window, access to the garage and an external door leading to the rear garden.

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## Bedroom One

4.60m x 4.11m (15'1" x 13'5")

Double bedroom with laminate flooring, an original feature fireplace, radiator and a double glazed window.



## Bedroom Two

3.99m x 3.70m (13'1" x 12'1")

Double bedroom with carpet flooring, radiator and a double glazed window.



## Bedroom Three

3.99m x 3.84m (13'1" x 12'7")

Double bedroom with carpet flooring, fitted wardrobes, radiator and a double glazed window.



## Bedroom Four

3.47m x 3.82m (11'4" x 12'6")

Double bedroom with carpet flooring, fitted wardrobes, radiator and a double glazed window.



## Bathroom

3.06m x 1.84m (10'0" x 6'0")

Stylish bathroom benefiting from a paneled bath with an overhead waterfall shower, W.C and a Belfast sink with vanity cupboards. Laminate flooring, tiled splash back, a column radiator and a double glazed rear aspect window.



## Annex - Living Area

3.84m x 4.55m (12'7" x 14'11")

The Annex has an open living space with kitchenette, laminate flooring two wall mounted electric radiators, a double glazed window and two sets of French doors. The kitchenette benefits from a built in full sized fridge freezer, a range of base units with contrasting work surfaces and a stainless steel sink.



## Annex - Bathroom

3.64m x 1.15m (11'11" x 3'9")

The annex bathroom benefits from a walk-in shower, a hand wash basin and W.C, as well a heated towel rail, laminate flooring and UPVC cladded splash back.

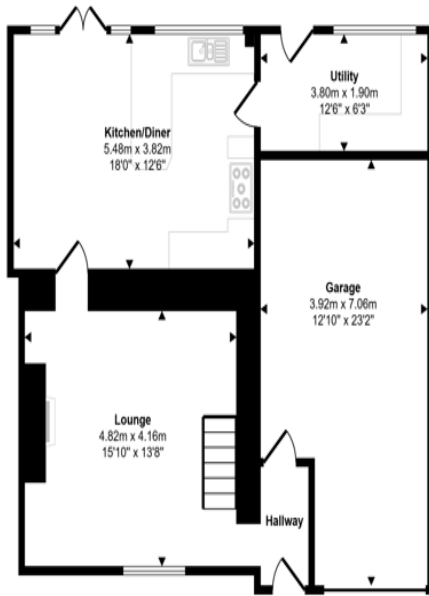


## External

Externally to the front there is gated access leading to the rear garden and a garage, which can be accessed via an electric roller shutter door. To the rear lies a good sized South facing garden laid to lawn, a gravelled section and a patio area adjacent to the property. The rear garden also gives access to the Annex and a storage area.

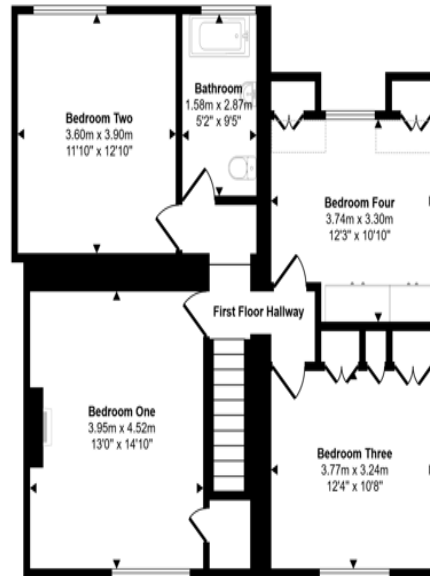


Approx Gross Internal Area  
188 sq m / 2022 sq ft

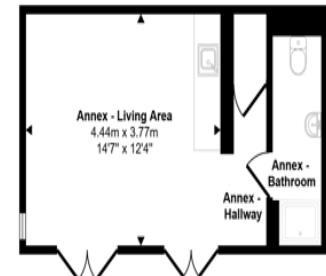


Ground Floor  
Approx 83 sq m / 897 sq ft

Denotes head height below 1.5m



First Floor  
Approx 79 sq m / 852 sq ft



Outbuilding  
Approx 25 sq m / 274 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Dubmire Cottages, Houghton Le Spring, Tyne and Wear, DH4 6LF

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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